176.0	0004	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	615,200 / 615,200
					USE VALUE:	615,200 / 615,200
					ASSESSED:	615,200 / 615,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
48		KILSYTHE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BISHOP BRUCE A
Owner 2:	TOM SARAH A
Owner 3:	
Street 1:	48 KILSYTHE ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BISHOP BRUCE A -
Owner 2:	TOM SARAH A -
Street 1:	48 KILSYTHE ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,000 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1927, having primarily Aluminum Exterior and 1462 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4000.000	237,200		378,000	615,200
Total Card	0.092	237,200		378,000	615,200
Total Parcel	0.092	237,200		378,000	615,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 420.91 | /Parcel: 420.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 118232
GIS Ref:
GIS Ref:
Insp Date: 06/22/18

PREVIOUS ASSESSMENT

Parcel ID: 176.0-0004-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	237,300	0	4,000.	378,000	615,300	615,300	Year End Roll	12/18/2019
2019	101	FV	198,900	0	4,000.	372,600	571,500	571,500	Year End Roll	1/3/2019
2018	101	FV	198,900	0	4,000.	286,200	485,100	485,100	Year End Roll	12/20/2017
2017	101	FV	198,900	0	4,000.	270,000	468,900	468,900	Year End Roll	1/3/2017
2016	101	FV	198,900	0	4,000.	248,400	447,300	447,300	Year End	1/4/2016
2015	101	FV	188,000	0	4,000.	232,200	420,200	420,200	Year End Roll	12/11/2014
2014	101	FV	188,000	0	4,000.	213,800	401,800	401,800	Year End Roll	12/16/2013
2013	101	FV	188,000	0	4,000.	213,800	401,800	401,800		12/13/2012

!13746!

PRINT

Date	Time
12/11/20	03:39:38

LAST REV

Date	Time
07/10/18	10:59:16
apro	
13746	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BISHOP BRUCE A	30443-179		7/21/1999	Family	1	No	No		
MERAKOS LAZAROS	24644-543		6/24/1994		208,750	No	No		Y

USER DEFINED

Prior Id # 1:	118232
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/20/2002	778	Redo Kit	18,600	O		G4	GR FY04	

ACTIVITY INFORMATION

Date	Result	By	Name
6/22/2018	Meas/Inspect	BS	Barbara S
11/25/2008	Meas/Inspect	163	PATRIOT
2/16/2000	Inspected	276	PATRIOT
1/13/2000	Mailer Sent		
1/5/2000	Measured	276	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4000		Sq. Ft.	Site		0	70.	1.35	6									378,000						378,000	

Total AC/HA: 0.09183 | Total SF/SM: 4000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 378,000 | Spl Credit | Total: 378,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:	4 - Vinyl	20	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Fair
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	171.990
Other Features:	77050
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	343833
Depreciation:	106588
Depreciated Total:	237245

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 7 | BRs: 3 | Baths: 1 | HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2002
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

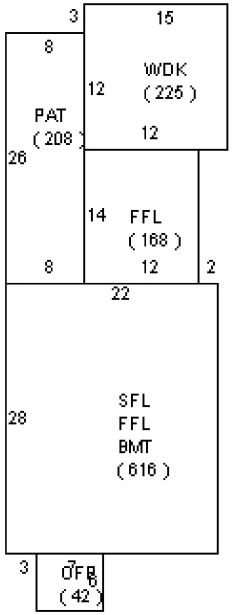
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	171.99
Special Features:	0	Val/Su Net:	98.87
Final Total:	237200	Val/Su SzAd	181.40

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	784	171.990	134,840
BMT	Basement	616	59.980	36,949
SFL	Second Floor	524	171.990	90,054
WDK	Deck	225	10.240	2,303
PAT	Patio	208	3.970	826
OFP	Open Porch	42	43.120	1,811

Net Sketched Area: 2,399 | Total: 266,783

Size Ad 1307.6000 | Gross Are 2491 | FinArea 1462

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	A	
SFL	85				

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

176.0-0004-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total:

IMAGE

AssessPro Patriot Properties, Inc